

BED AND BREAKFAST, COUNTRY INN, OR BANQUET/EVENT FACILITY ESTABLISHMENTS

QUICK FACTS TABLE

| | BED AND BREAKFAST HOMESTAY | BED AND BREAKFAST INN | COUNTRY INN | BANQUET/EVENT FACILITY |
|--|--|--|--|---|
| Number of Guest Rooms* | 1-4 Guest Rooms. | 1-10 Guest Rooms. | 1-40 Guest Rooms. | N/A |
| Minimum Lot Size* | No Minimum Lot Size. | Minimum 5 Acres. | Minimum 20 Acres. | Minimum 20 Acres |
| Daily Private Parties (Attendees)* | Maximum 20 Attendees, including overnight guests. | Maximum 50 Attendees, including overnight guests. | Maximum 100 Attendees, including overnight guests. | Determined at STPL, SPEX, or SPMI stage. |
| Yearly Private Parties (Attendees)* | 10 Yearly Private Parties > 20 Attendees, subject to individual Zoning/Building Permit. | 20 Yearly Private Parties > 50 Attendees, subject to individual or annual Zoning/Building Permit. | 20 Yearly Private Parties > 100 Attendees, subject to individual or annual Zoning/Building Permit. | Determined at STPL, SPEX, or SPMI stage |
| Hours of Operation* | All Private Parties shall be limited to 7:00 AM to 12:00 midnight. | All Private Parties shall be limited to 7:00 AM to 12:00 midnight. | All Private Parties shall be limited to 7:00 AM to 12:00 midnight. | Limited to 7:00AM to 12:00 midnight. |
| Noise* | Shall not exceed 55dB(A) at the property line. No outdoor music shall be permitted between 11:00 PM and 10:00 AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10:00 PM and 10:00 AM any other day. | Shall not exceed 55dB(A) at the property line. No outdoor music shall be permitted between 11:00 PM and 10:00 AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10:00 PM and 10:00 AM any other day. | Shall not exceed 55dB(A) at the property line. No outdoor music shall be permitted between 11:00 PM and 10:00 AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10:00 PM and 10:00 AM any other day. | Shall not exceed 55dB(A) at the property line. Subject to § 5-652(B). Outdoor music not allowed after 11:00 PM. |
| Yard Requirements* | Use and Parking: Subject to Zoning District Requirements. | Use: Subject to Zoning District Requirements. Parking: 40 feet from all lot lines. | Use and Parking: 100 feet from all lot lines. Outdoor Private Parties: 200 feet from all lot lines unless adjacent to commercial property then 100 feet. | Use and Parking: 100 feet from all lot lines. Private Parties: 200 feet from all lot lines unless adjacent to commercial property then 100 feet. |
| Landscaping* | Subject to Section 5-563(A) for outside private party areas regardless the size of the adjacent property – a waiver or modification may be requested. | Subject to Section 5-563(A) for outside private party areas regardless the size of the adjacent property – a waiver or modification may be requested. Subject to 5-563(B) for parking. | Subject to §5-653(A) for outside private parties, regardless the size of the adjacent property. Subject to §5-653(B) for parking. | Subject to Section 5-563(A) for use. Subject to 5-563(B) for parking. Subject to Section 5-653(C) for storage yards. |

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|-------------------------------|---|---|--|--|
| Access/Entrance* | If establishment is not located on a publicly maintained road, documentation shall be provided demonstrating that the easement may be used to support the establishment. | Subject to Section 5-654. No more than two access points. If establishment is not located on a publicly maintained road, documentation shall be provided demonstrating that the easement may be used to support the establishment. | Subject to Section 5-654. No more than two access points. If establishment is not located on a publicly maintained road, documentation shall be provided demonstrating that the easement may be used to support the establishment. | Subject to Section 5-654. No more than two access points. If establishment is not located on a publicly maintained road, documentation shall be provided demonstrating that the easement may be used to support the establishment. |
| Zoning Districts | <u>Permitted Use:</u> AR-1, AR-2, A-10, A-3, CR-1, CR-2, RC, JLMA-1, JLMA-2, JLMA-3, JLMA-20, TR-10, TR-3, TR-2, TR-1, R-1, R-2, PD-CV, and PD-RV. | <u>Permitted Use:</u> AR-1, AR-2, A-10, A-3, JLMA-20, TR-10, TR-3, PD-CV, and PD-RV. <u>Minor Special Exception Use:</u> CR-1, CR-2, CR-3, RC, JLMA-1, JLMA-2, JLMA-3, TR-2, TR-1, R-1, and R-2. | No Restaurant <u>Permitted Use:</u> AR-1, AR-2, RC, and PD-RV. <u>Minor Special Exception Use:</u> A-10, A-3, CR-1, CR-2, CR-3, CR-4, JLMA-3, JLMA-20, TR-10, TR-3. With Restaurant <u>Permitted Use:</u> AR-1 and AR-2 (≤ 100 people), RC, and PD-RV. <u>Minor Special Exception Use:</u> AR-1 and AR-2 (> 100 people). <u>Special Exception Use:</u> A-10, A-3, CR-1, CR-2, CR-3, CR-4, JLMA-3, JLMA-20, TR-10, and TR-3. | <u>Permitted Use:</u> RC and PD-MUB. <u>Minor Special Exception Use:</u> AR-1, AR-2, A-10, A-3, JLMA-20, TR-10, TR-3, and PD-RV. <u>Special Exception Use:</u> CR-1, CR-2, CR-3, CR-4, R-1, and JLMA-3. |
| Land Development Applications | <ul style="list-style-type: none"> Site Plan $\geq 5,000$ sq. ft. of disturbance <i>or</i> Sketch Plan $< 5,000$ sq. ft. of disturbance | <ul style="list-style-type: none"> Minor Special Exception <i>and/or</i> Site Plan $\geq 5,000$ sq. ft. disturbance <i>or</i> Sketch Plan $< 5,000$ sq. ft. | <ul style="list-style-type: none"> Special Exception <i>or</i> Minor Special Exception <i>and/or</i> Site Plan | <ul style="list-style-type: none"> Special Exception <i>or</i> Minor Special Exception <i>and/or</i> Site Plan |
| Permits | <ul style="list-style-type: none"> Zoning Permit/Building Permit for Use. Zoning Permit/Building Permit for each Private Party of greater than 20 attendees (10 allowed per calendar year). | <ul style="list-style-type: none"> Zoning Permit/Building Permit for Use. Annual Private Party Zoning Permit/Building Permit for Private Parties of greater than 50 attendees (20 allowed per calendar year). | <ul style="list-style-type: none"> Zoning Permit/Building Permit for Use. Annual Private Party Zoning Permit/Building Permit for Private Parties of greater than 50 attendees (20 allowed per calendar year). | <ul style="list-style-type: none"> Zoning Permit/Building Permit for Use. |

* Standards of §5-600, Additional Regulations may be modified by a Minor Special Exception